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## **PARK HILL LAND CONSERVANCY**

### **ALEXANDER STREET MASTER PLAN COMMENTS**

The Park Hill Land Conservancy believes the following:

1. The Alexander Street Master Plan has inadequate public space for a densely populated city to which the planners are adding 10,000 people in the immediate area.
2. The open space that is planned is comprised primarily of paved walkways surrounded by trees. That is not a park. It's not even "green."
3. The open space that is planned is boring, unenticing, unengaging for the public. It is sidewalks with side lawns and trees. There are no: carousels, playing fields, water parks, tennis courts, picnic areas, skating rinks, settings for small concerts, romantic walkways. And that is because no space has been left for any of these things!
4. Yonkers is creating a mini-city with its own waterfront park, which will quickly become completely privatized, for what will be short-term, transient occupiers of small apartments. People will come and go. It will not be a neighborhood. Meanwhile, the dedicated, long-term residents of Yonkers will have missed a once-in-a-lifetime opportunity to witness the design and creation of a creative, desirable, aesthetically-pleasing, perhaps even award-winning waterfront. A waterfront that could have achieved greatness, but which instead will achieve banality at best.